

Income and Expenses 406 Colchester Ave



	406 Colchester Ave 6/1/25-5/25/26	406 Colchester Ave 6/1/26-5/25/27
LIST PRICE	\$499,000	\$499,000
SALE PRICE	\$499,000	\$499,000
LOT SIZE	0.30	0.30
ZONING	RL	RL
YEAR BUILT	1920	1920
FINISHED SQFT.	1240	1240
METERS (ELECTRIC / GAS)	1/1	1/1
PRICE PER SQUARE FOOT	\$402	\$402
# UNITS	1	1
PRICE PER UNIT	\$499,000	\$499,000
# BEDROOMS	4	4
PRICE PER BEDROOM	\$124,750	\$124,750
Unit 1	\$3800 (4 BR 2 Bath)	\$4000 (4 BR 2 Bath)
AVERAGE RENT PER UNIT	\$3,800	\$4,000
AVERAGE RENT PER BEDROOM	\$950	\$1,000
GROSS MONTHLY INCOME	\$3,800	\$4,000
ANNUAL INCOME	\$45,600	\$48,000
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$8,215	\$8,215
Insurance	\$805	\$805
Trash Expense	tenants	tenants
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	tenants	tenants
Water/Sewer	tenants	tenants
Maintenance*	\$1000 (estimated)	\$1000 (estimated)
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$10,020	\$10,020
NET OPERATING INCOME	\$35,580	\$37,980
EXPENSE RATIO	21.97%	20.88%
CAP RATE	7.13%	7.61%

*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated